Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	61 Hoddle Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $820,000 & $880,000

Median sale price

Median price $1,487,000 Property Type House Suburb Richmond

Period - From 01/10/2020 to 30/09/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	447 Punt Rd CREMORNE 3121	$915,000	24/06/2021
2	42 Raphael St ABBOTSFORD 3067	$905,000	16/10/2021
3	94 Perry St COLLINGWOOD 3066	$885,000	07/07/2021

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 17/12/2021 13:27

61 Hoddle Street, Richmond Vic 3121



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Property Type: House

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
Year ending September 2021: $1,487,000

Comparable Properties

447 Punt Rd CREMORNE 3121 (VG)

2 - -

Agent Comments

Price: $915,000
Method: Sale
Date: 24/06/2021
Property Type: House (Res)
Land Size: 174 sqm approx



42 Raphael St ABBOTSFORD 3067 (REI/VG)

2 1 -

Agent Comments

Price: $905,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House (Res)
Land Size: 114 sqm approx



94 Perry St COLLINGWOOD 3066 (REI/VG)

2 1 -

Agent Comments

Price: $885,000
Method: Private Sale
Date: 07/07/2021
Property Type: House
Land Size: 184 sqm approx

Account - Biggin & Scott | P: 03 9429 9177

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